

MLS #: CC124769A (Active) List Price: \$195,000 (37 Hits)

39 Pine House Road Trenton, SC 29847



Present Use: Laundromat
Projected Use: Laundromat
of Stories: One
Apx SqFt: 2,542
Rent per SqFt: \$0
Parking: Parking Lot, Paved
Year Built: 0

For Sale/Lease: Sale
Address 2:
Area: Other Areas - Edgefield
County
County: Edgefield
Subdivision: NOT IN SUBDIVIS
City Limits: No
Distance to Greenwood: 20+ Miles

Lot/Blk: Parcel B	Lot Dimensions: 226 x 243 x 343	
Apx Total Acreage: 0.62	Acreage Range: Up to 1 Acre	Waterfront Common Area:
Road Frontage: 226	Road Frontage Types:	
Apx Water Frontage: 0	Frontage Type:	Location Type: Commercial
Will Divide: No	Zoning: GC	Greenwood County Zoning:
Parcel ID #1: 173000205600		Parcel ID #2:
Taxes \$: 1333.87	Tax Year: 2021	Taxes Rate: 6%
CAM Fees:	Required:	Avg Utilities \$:
Other Expenses \$:	Insurance \$:	GOI \$:
Total Expenses \$:	NOI \$:	Triple Net Lease:
Lot Description/Improvements:		
Flood Insurance:	Land Status: Land Included	
Miscellaneous:		
Services Include: Utilities		Vacancy: Vacant

Construction: Brick, Metal Siding
Roof: Metal
Ceiling Height: 8 to 10 Feet
Floor Coverings: Concrete Slab

Heating:
Cooling:
Utilities: Sewer Connected, Water Connected

Directions: Take Highway 25 South to Trenton. Turn left onto Pine House Road (Highway 121).

Public Remarks: Former laundromat - all fixtures and appliances remain. Sold AS IS. Metal building with front brick profile. 0.62 acre lot with all utilities available - Edgefield County water & sewer, Dominion power & gas. Zoned GC - General Commercial. Paved parking lot.

Member Remarks:

Addendum:

Office Notes:

SubAgCmm: 0 ByrAg Cmm: 4 TrnsBrkrg: Yes Var Rate: No Bonus: No

Auction: No Showing Exceptions: No Listing Type: Exclusive Right to Sell

Corporate Owned: No Stipulation of Sale: Title Name: Billy's Farm Holdings LLC

Financial Remarks: Financing: Cash

Documents On File: Exclusive Right to Sell, Recorded Plat

Possession: At Closing How Shown: Appointment Only, Sign On Property

Original List Price: \$195,000 List Date: 9/19/2022 Expire Date: 9/10/2023 Days on Market: 25

Contract Date: Proposed Closing Date: Reason for Contingency:

Display on Internet: Yes Display Address: Yes Allow Comments: No Allow AVM: No





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Information Herein Deemed Reliable but Not Guaranteed
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